

WELCOME TO
4502 49 AVENUE
\$1,250,000

6532

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Upper Living Room 23.6 X 37.10	Upper Kitchen 13.3 X 11.1	Upper Primary Bedroom 13.3 X 15.8	Upper Bedroom 11.1 X 10.4	Upper Bedroom 16.2 X 12.11	BATHS Upper: 1-2pc, 1-4pc, 1-5pc Ensuite Lower: 1-2pc, 1-4pc per suite.
Suite Living Room 23.6 X 12.2	Suite Kitchen 8.4 X 12.9	Suite Primary Bedroom 11.3 X 11.2	Suite Bedroom 10.10 X 9.10	Suite Bedroom 9.7 X 9.10	Storage Basement Crawl / Mechanical
Suite Dining Room 7.1 X 12.9	Upper Level Laundry 7.9 X 18.7			Make: Model: Serial #:	Foyer / Entry Deck 2 Story - Large

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 5352	Lot Size
Annual Cost	Walls: R	Age 1976	Garage Double
Litres Over Last 12 Mo.	Floor: R	Lot 1	Parking
	Skirting: R	Block 69a	
		Plan 479	Unit

SPECIAL FEATURES /FURNISHINGS:

Assessed at over \$1.7 million! The perfect opportunity just presented itself. 4502 49 Ave is a 9 bedroom 6 bathroom triplex sitting on a massive 17,400 Square Foot lot with a detached garage, beautiful yard, tons of parking and potential to do so much more. Currently operating as an incredibly successful short term rental operation this property can host: short term or long term accommodations, multi unit development, a detached secondary dwelling, commercial use, day care facilities etc etc. Regardless of the designated use this property has immense capitalization rate potential with immediate return on investment. Situated in the heart of downtown near to all amenities with some great recent improvements including a newer roof, updated kitchen, windows and regular deep cleanings as a part of its short term rental operations. Appraisal on file.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$13,391.26 2024

Tenure Fee Simple

Fees

Area DOWNTOWN

4502 49th Ave, Yellowknife, NT

Main Building



1st Floor



2nd Floor

PREPARED: 2023/08/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



